



**Poplar Hill, Stowmarket, IP14 2AS**

**welcome to**

## **Poplar Hill, Stowmarket**

This welcoming CHAIN FREE detached home features a good-sized living room, kitchen, and cloakroom. Upstairs offers three bedrooms, ensuite and family bathroom. Outside offers a private garden & secure parking. Close to local amenities & travel links. Call to view now!

### **Stowmarket**

Situated in the heart of Suffolk, Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

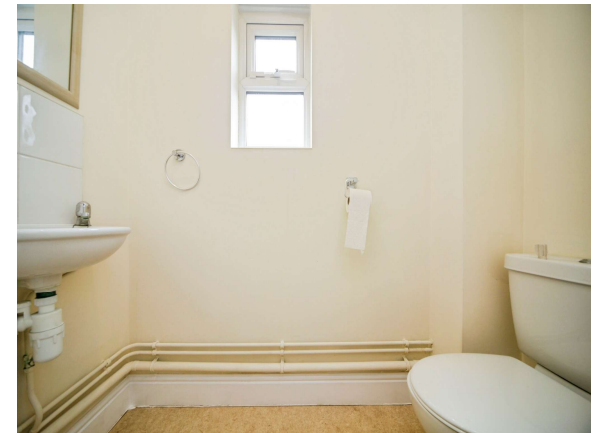
### **Poplar Hill**

Discover the perfect blend of comfort and style in this delightful three-bedroom detached home. The main floor features a spacious kitchen, ideal for culinary adventures, alongside a convenient cloakroom and a bright living/dining room. French doors open directly onto the garden, creating a seamless indoor-outdoor living experience.

Upstairs, you'll find two generously-sized bedrooms, with one offering an ensuite bathroom for added privacy and convenience. A family bathroom caters to the entire household, while a third single bedroom provides a versatile space perfect as a home office, nursery, or guest room.

Additional benefits include secure parking, ensuring peace of mind, and gas central heating for year-round warmth and comfort. The property also offers extra parking space, ideal for families with more than one vehicle or for accommodating visitors.

This house presents an exceptional opportunity for those seeking a well-appointed home in a desirable location, combining practicality with modern living comforts.





## Accommodation

### Entrance Hall

Part glazed front door, stairs to first floor, coved ceiling, radiator and wood laminate flooring.

### Kitchen/Diner

Window to front, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with gas hob and extractor over, space for appliances, spotlights, coved ceiling, radiator, part tiled walls, ceramic tiled flooring.

### Cloakroom

Frosted window to side, low level wc, wall mounted sink, coved ceiling, extractor, part tiled walls, radiator and vinyl flooring.

### Living Room

Window to rear, French door to rear, coved ceiling, tv point, radiator, built in cupboard and carpet.

### Landing

Window to side, access to loft, coved ceiling, radiator and carpet.

### Bedroom One

Window to rear, coved ceiling radiator and carpet.

### Ensuite

Frosted window to side, fitted with a suite comprising a shower cubicle, pedestal hand wash basin with drainer and mixer tap, low level wc, coved ceiling, extractor, part tiled walls, radiator and vinyl flooring.

### Bedroom Two

Window to front, coved ceiling, radiator and carpet.

### Bedroom Three

Window to rear, coved ceiling, access to loft, radiator and carpet.

## Family Bathroom

Frosted window to front, fitted with a suite comprising a panelled bath with mixer spray tap with shower attachment over, pedestal hand wash basin, low level wc, extractor, spotlights, part tiled walls, radiator and vinyl flooring.

## Outside

### Rear Garden

Wall and fence enclosed with gated access, patio and planting area.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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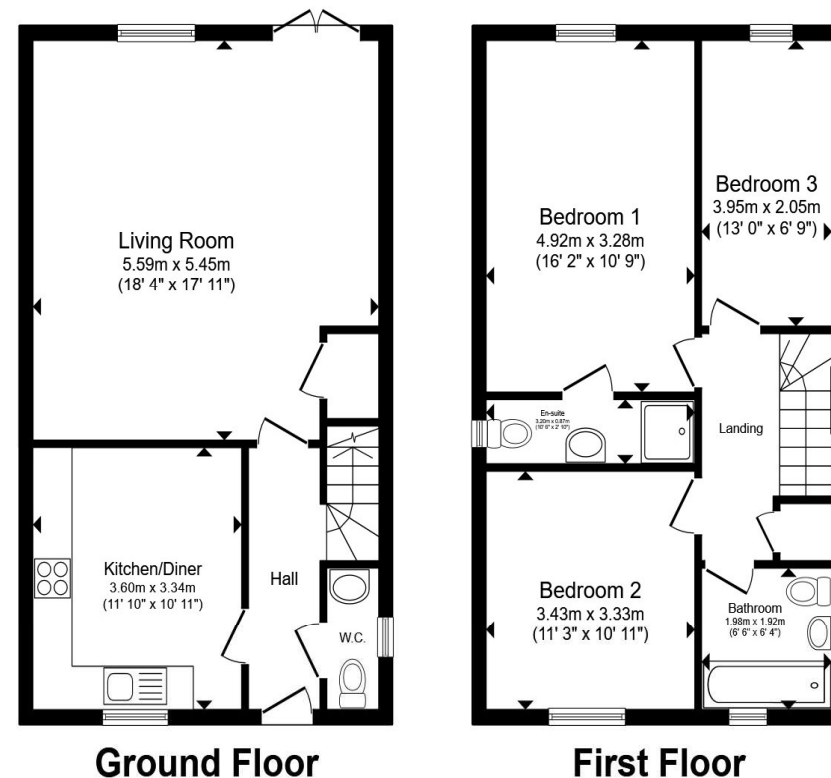
## Poplar Hill, Stowmarket

- Detached house
- Three bedrooms
- Family bathroom, ensuite & cloakroom
- Private garden & secure parking
- Gas central heating & double glazed

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£260,000**



Total floor area 99.1 m<sup>2</sup> (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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